



CHARTERED SURVEYORS
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INDUSTRIAL PROPERTY FOR SALE/TO LET

Unit 2, Touchdown Business Park, Airport Hill, Cork



Site Highlights:

- High quality Industrial property.
- Modern warehouse extending to approx. 2,220 sq. m, including office space over 2 floors set on a private site of 1 acre approx.
- Situated within a well-established commercial location.

Contact

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The Location:

The property is located excellently on the south side of the N27, Kinsale Road 3km from Cork City Centre. This is a high profile location with immediate access to the Kinsale Road Roundabout and South Ring Road Network which provides access to all main routes—City Centre, Cork Airport, Ferry Port and Dublin, Waterford and Limerick motorways.

Description:

Modern warehouse extending to approximately 2,220 sq. m (23,900 sq. ft) including office accommodation measuring approximately 222 sq m (2,400 sq. ft) over two levels.

The industrial unit comprises 4 dock levellers, roller shutter doors and an open plan warehouse with 6.2m eaves. The office accommodation consists of private and open plan office space, meeting room, canteen, changing room and toilet facilities.



BER Details:

BER: G
BER No.: 800499212
Energy Performance Indicator: 961.34 kWh/m2/yr.

Viewing:

Strictly by appointment with the agent.

Advised Market Value:

Price on application.

Title:

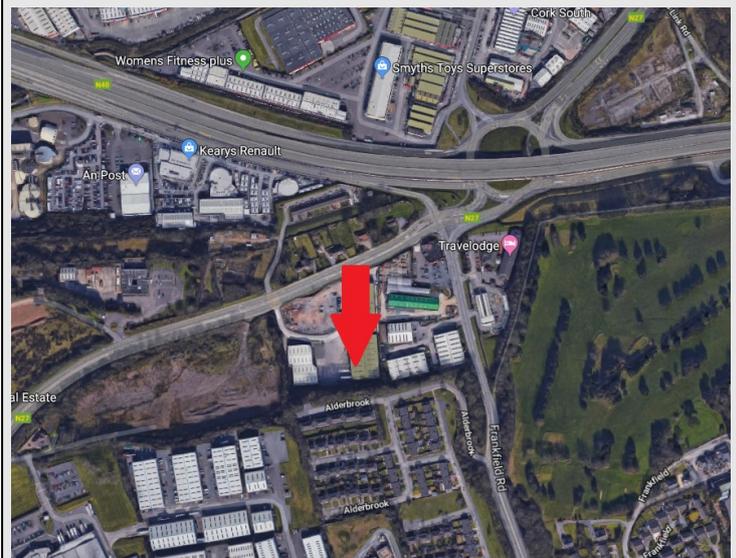
We understand that the property is held Long Leasehold.

Accommodation:

Unit:	Sq. ft:	Sq. m:
Ground Floor—Gross Area	21,500	1,997
Office	2,400	222
Total:	23,900	2,220



Location Map:



CONDITIONS TO BE NOTED

1. These particulars do not constitute an offer or contract or any part thereof and none of the statements contained in the particulars as to the property is to be relied on as a statement or representation of fact.
2. The vendor does not make or give, nor is Casey & Kingston or its staff authorised to make or give any representation or warranty in respect of this property.
3. All descriptions, dimensions, references to condition and other details are given in good faith are believed correct but any intending purchaser should not rely on them as statements or representations of fact but must satisfy himself/herself otherwise as to the correctness of each of them.
4. In the event of any inconsistency between these particulars and the contract of sale, the latter shall prevail